

HIGH-QUALITY WAREHOUSE SPACE FOR LEASE



2030 NOTRE DAME AVENUE WINNIPEG, MB

Additional \$10,000 VISA Gift Card Payable to the Tenant's Broker on a 3-year lease term &

\$20,000 VISA Gift Card Payable on a 5-year lease term within the next 3 months



PROPERTY DETAILS

BUILDING AREA (+/-) 107,757 sq. ft.

AREA AVAILABLE (+/-) 22,488 sq. ft.

NET RENTAL RATE \$10.50 per sq. ft.

ADDITIONAL RENT \$6.28 per sq. ft.

LOADING 3 dock and 1 grade level door

CLEAR HEIGHT (+/-) 20'

ELECTRICAL 400 amp, 347/600 Volt, 3 Phase

SPRINKLER Wet Sprinkler System

ZONING M2 Industrial

AVAILABILITY Immediately

PHOTOS



INTERIOR PHOTOS



SITE AERIAL



CENTREPORT CANADA



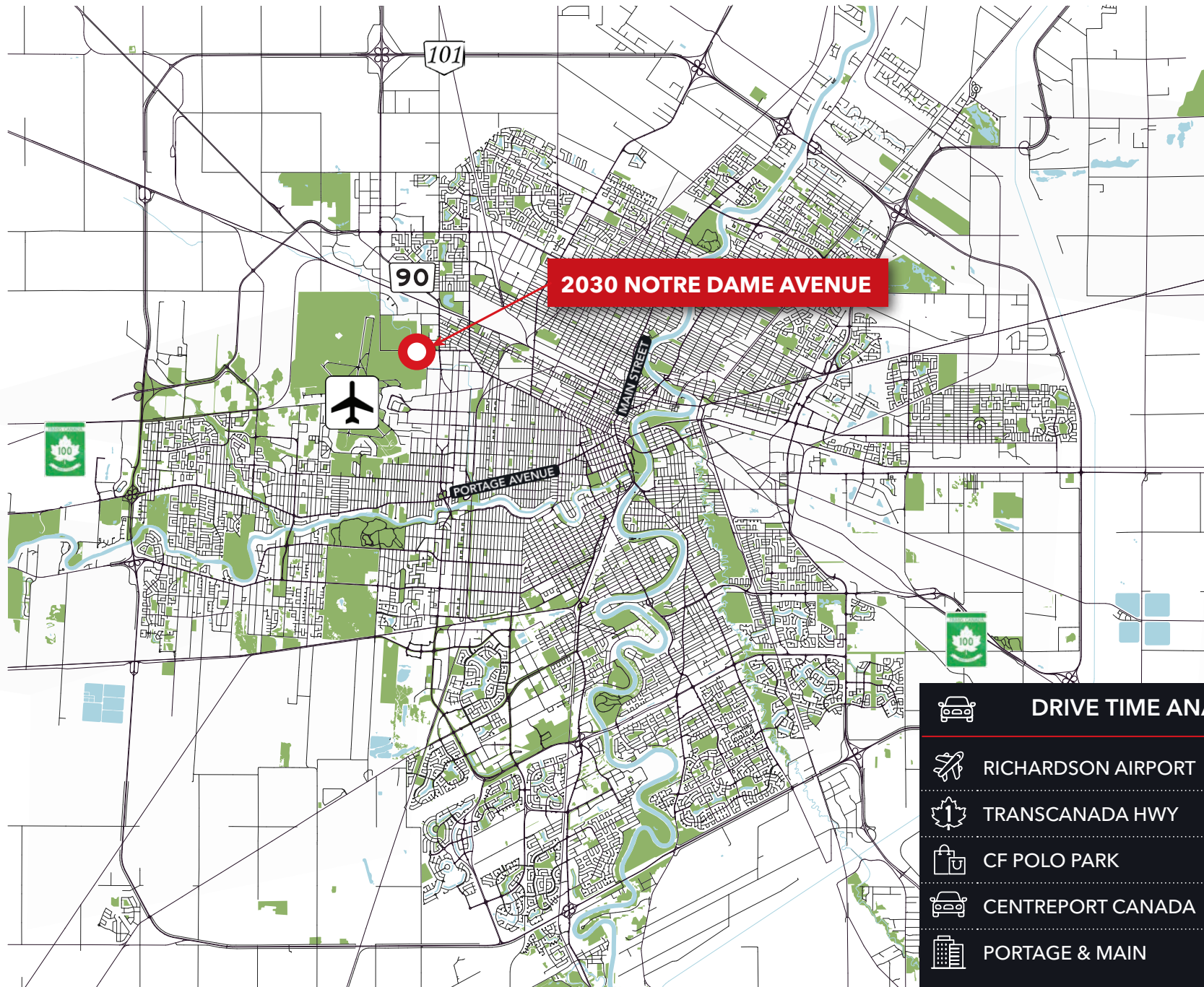
WINNIPEG RICHARDSON INTERNATIONAL AIRPORT

PP POLO PARK

LOCATION AERIAL



DRIVE TIME ANALYSIS



DRIVE TIME ANALYSIS		
	RICHARDSON AIRPORT	4 min. / 2.5 km
	TRANSCANADA HWY	9 min. / 4.7 km
	CF POLO PARK	7 min. / 4.1 km
	CENTREPORT CANADA	7 min. / 4.3 km
	PORTAGE & MAIN	14 min. / 6.2 km



COMMERCIAL REAL ESTATE
SERVICES INC.

Contact

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